

# Rezoning Application

**Newt Grover**  
**7221 E. Sutton Drive - Scottsdale, Arizona**



**Prepared by**

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## I. Introduction

This Zoning Application proposes a sensible, efficient, and positive use for a small parcel of property that is home to one of Scottsdale's true treasures. Newt Grover, who has been named among the world's finest glass artists and is often referred to as "*the Chihuly of the southwest*" lives with his wife, Lee, at the southeast corner of Scottsdale Road and Sutton Drive (the "Property"). Newt works diligently from his small artist's studio located on the Property, to produce some of the finest pieces of blown glass in the world. Not only will the City's approval of this Zoning Application allow Mr. Grover to continue to work and create his incredible art here in Scottsdale, but it will have a number of positive effects on the surrounding neighborhood and Scottsdale as a whole.

## II. The Property

This Application asks that the Zoning for this small (.8 acres) parcel be rezoned from R1-35 to S-R to allow the Grovers to make use of the small artist's studio that has been specially created for Mr. Grover's use. The Property is far from appropriate for simple residential use and the particular attributes of the Property make it ideal for the requested S-R zoning.

The Property itself currently sits on the southeast corner of Scottsdale Road and Sutton Drive. The Property is directly adjacent to a very busy and extremely noisy, section of Scottsdale Road. Not only is the Property subject to noise from the adjacent major thoroughfare, but it is also situated in the highest noise contour area near the Scottsdale Airport. Additionally, property zoned and utilized for commercial and industrial uses are just to the north and to the west of the Property. This location further detracts from the residential qualities of the Property. Finally, the Property is prone to flooding, and while the interior of the structure does not receive damage, during heavy rains the Property is regularly covered with water, taking away from the practicality of using the Property for a purely residential use.

## III. Benefit to surrounding neighborhood

Obviously, the Property faces many unique challenges if its use is to be continued as residential only. From excessive car noise and commercial and industrial surroundings to low flying aircraft and poor drainage, it is possible that the Property would fall into disrepair should the current zoning be left in place. It will no doubt be difficult, if not impossible to find a landowner willing to take on the burdens of residential use that would come along with the Property. It is, therefore, likely that the Property will end up in a state of disrepair, negatively impacting surrounding property values if a proper more suitable use cannot be found. Fortunately, approving this Zoning Application will allow the Property to be put to beneficial use and to be a positive influence on the neighborhood.

A. Property as a buffer

As mentioned, there is commercial and industrial zoning directly to the north and west of the Property. If zoned S-R, the Property will help to act as a buffer between the commercial and industrial lands and the residential zoning to the south and east of the Property. Further, the location of the Property at the corner means that visitors to the Grovers will not impact the surrounding residential neighborhood.

B. S-R zoning provides sustainable use for Property

The Property is likely to fall into disrepair or at least have a negative effect on surrounding property values if zoned only residential. The problems with the location make it a prime target to become a burden on the community because residential use is not favorable in that location. Zoning the Property S-R, however, will allow the Property to be put to beneficial use resulting in a well kept, attractive entrance to the neighborhood.

C. S-R zoning is consistent with the area

The surrounding commercial and industrial zoning provide for much denser and less residential friendly building and development than the requested S-R zoning. The S-R zoning is consistent with the surroundings and, as described above, buffers the remaining residentially zoned area from the commercial and industrial zoning.

IV. Positive changes to the Property

This Application proposes little if any change to the Property. In fact, the only changes that are required are those that positively affect the Property and will require the Property to be maintained. The Grovers have spent a significant amount of money insuring that the artist's studio meets all relevant code requirements. In the last six months the Grovers have made and have permits to continue to make significant improvements, such as installing a sprinkler system that will help insure the health and safety of those using the Property and the surrounding area.

V. Conclusion

S-R zoning is not only appropriate for the Property but, it allows the Property to be put to its best use and to have a positive effect on the surrounding neighborhood. Approving an S-R zoning designation for the Property will enable a world renown artist to continue to call Scottsdale home and utilize the Property for the benefit of all of Scottsdale.

## **TRIP GENERATION STATEMENT**

The site, as a working artists' studio generates very little daily traffic from outside visitors. On most days, no one visits the site except for those who assist in the glass blowing. Occasionally a tourist, or art collector will visit, and when the Scottsdale Cultural Council brings groups over, it is generally in a small bus that parks across the street at the Church parking lot. The trips generated per day are no more than a normal residential use and will not increase with this rezoning.